

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

March 15, 2016

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Mortensen, City Treasurer; Aaron Sanborn, Management Analyst; Ikani Taumoepeau, Economic Development Director/Sr. Project Manager; Steve Mumford, Community Development Director; Linda Peterson, Public Information Director; Chris Trusty, City Engineer; Jeff Weber, Facilities and Operations Director; Brad Hickman, Parks and Recreation Director; Jason Hall, Youth Sports Director; Zac Hilton, Streets and Storm Drain Director; Mack Straw, Public Utilities Director; Ashleigh O’Conner, Public Works Office Assistant; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff’s Deputy.

Mayor Pengra called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

A. Presentation – Your Utah, Your Future – Presented by Envision Utah

Ryan Beck of Envision Utah described a statewide visioning effort commissioned by Governor Herbert. He described two areas: housing/cost of living and transportation. By 2050, Utah County’s population is expected to grow by as many as 840,000 people, which is the highest projected growth in the state.

Mr. Beck described growth using a “centers” model. A center is a location where people have convenient access to daily amenities such as retail and other service providers. The “organized pattern of centers” model, in which cities work together as a region, uses less acreage than existing patterns of growth, which would reduce the State’s infrastructure costs.

Envision Utah surveyed 52,000 Utahns about their preferences for future growth where they live. Of those, 82% preferred mixed-housing communities with amenities within walking distance. 73% of Eagle Mountain respondents preferred that. The second most popular choice was single-family homes with slightly longer driving distances. One of the reasons cited was to allow as many people as possible to have decent, affordable housing.

Envision Utah has presented at City Council meetings in several cities, asking that the councils consider mixed-use centers in their land use planning. They would be happy to return and talk to the City’s planning staff.

Mayor Pengra asked how many Eagle Mountain residents took the survey. Mr. Beck said Eagle Mountain and Saratoga Springs added up to around 350, which was very good, since the survey was nearly half an hour long.

Councilmember Curtis asked how Envision Utah is funded. Mr. Beck said funding comes primarily from the Eccles Family Foundation, as well as the State's Point of the Mountain Project and paid consulting work on various private projects.

B. Presentation – Cory Wride Memorial Park, Phasing Plan – Presented by Langvardt Design Group

Mr. Pili stated the Langvardt Group has been very responsive to direction from the City Council and City staff on how the park should be developed.

Eric Langvardt of Langvardt Design Group presented the overall conceptual master plan. The design is based on the section of the Pony Express Trail that runs through the park. Phase 1A will be the enhancement and completion of the quad ball fields. Phase 1B will complement Phase 1A, creating a complete, usable park even if no further work was done. It should be a high-use area where most activity will go on, which will bring the community together. The area will span both sides of the Pony Express Trail.

He said the City required sustainability to be included in the master plan. The plan includes a detention basin which will percolate water into the ground. There might be a greenhouse to grow perennials for the park. The designers wanted to emphasize shade trees and structures, which are often lacking in Utah parks. The rest of the park will be primarily playing fields for team sports and activity space for families and individuals. Sustainability also means turf areas will be limited to reduce mowing and watering.

He described details such as sidewalk locations, restrooms, warm-up areas and parking. There will be basketball, tennis and pickleball courts. A couple of the basketball courts might be flooded in the winter for ice skating.

On the other side of the trail, the master plan shows a "festival field." It will include a 70' by 140' large pavilion to be used for City events. A detention pond would be added and later refined into a recreational water feature.

The park will include six adjacent park pods: a small turf play field, a climbing area, a central playground area, a splash pad, a history- and nature-themed area, and a skate park.

Councilmember Westmoreland asked how many parking stalls were planned. Mr. Langvardt said there would be around 350 stalls, as well as a road base overflow parking lot.

Councilmember Bradley suggested adding a zip line. He wanted unique amenities.

Councilmember Gricius asked if there will be a special needs play area. Mr. Langvardt said each play space would be ADA accessible. The majority of the play areas will be enclosed for safety and security. The skate park is located on the other side of the Pony Express Trail, away from smaller children.

Councilmember Bradley asked what is planned for the Pony Express Trail. Mr. Langvardt responded it would be left as a dirt trail with native landscaping alongside it. Trail crossings would be limited.

Councilmember Curtis asked what each phase will cost. Mr. Langvardt said preliminary estimates are \$1.5M for Phase 1A and \$7.5M for Phase 1B. The number of sports courts could be reduced to save money.

Councilmember Curtis was frustrated that the park plan was so expensive. Some of the residents were upset at spending \$7.5M, and this plan costs even more.

Mr. Pili said the design is broken into phases and sub-phases. Items can be chosen to scale down or scale up the construction. The park will still have a sense of completeness. Not all the funding will come from the City. Ivory Homes will contribute \$1.8M as reimbursements for City expenditures on the park over three years, as part of their development agreement with SITLA. Grants will provide additional funds.

Mayor Pengra described the cost savings the City can have for the park. Besides the \$1.8M and the grant funds, City staff can do the asphalt work in phases. The park can be built to an acceptable standard without constructing the entire plan.

Councilmember Westmoreland agreed with phasing the park. He felt having a master plan to guide the process is a benefit.

Mr. Pili pointed out the City wants to move ahead on the first phase of the park improvements during this construction season.

Councilmember Bradley felt completing Phase 1A would be feasible. Councilmember Gricius agreed. Councilmember Reaves supported the phased approach, reviewing the project after Phase 1A is completed.

Discussion ensued on construction and funding details of the park plan.

2. **AGENDA REVIEW** – The City Council will review items on the Consent Agenda and Policy Session Agenda.

None.

3. **ADJOURN TO A CLOSED EXECUTIVE SESSION** – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

Mayor Pengra adjourned the meeting at 5:32 p.m. so that he and the Councilmembers could attend a welcome home event for two soldiers returning from deployment.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Mortensen, City Treasurer; Aaron Sanborn, Management Analyst; Ikani Taumoepeau, Economic Development Director/Sr. Project Manager; Steve Mumford, Community Development Director; Linda Peterson, Public Information Director; Chris Trusty, City Engineer; Jeff Weber, Facilities and Operations Director; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:02 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Easter Egg Hunts** – The annual City Easter Egg Hunt will be held at Nolen Park on Saturday, March 26. Start time is 10:30 a.m. SHARP. Please be advised that this event is usually over in a few minutes. There are three age divisions: 3-5, 6-9, and 10-12. Admission is free. Bring your own basket. Parents are not allowed in the egg hunt area for safety reasons. An Adaptive Easter Egg Hunt for individuals with disabilities will be held on Saturday, March 19 at 11:00 a.m. at Frontier Middle School. This event has been organized by the West Utah County Family to Family Network. More information is available on the City Facebook page.
- **Run for the Fallen** – A 5K/10K/1 Mile Fun Run will be held at 8:45 a.m. on Saturday, March 19 in honor of Sgt. Cory Wride and other law enforcement officers killed in the line of duty. It starts at 4506 E. Pony Express Pkwy. Registration information is available at runsignup.com.
- **Pony Express Days** – Pony Express Days will be held from June 2-4. Registration information is now available for carnival vendor booths and parade entries. Visit emcity.org/ped.
- **20th Anniversary** – Eagle Mountain City is excited to celebrate its 20th anniversary this year. City staff is seeking historical photos, anecdotes, and testimonials from residents regarding what you love about living in Eagle Mountain. If you would like to contribute, please send an email to news@emcity.org with your submissions, including a statement of permission for the City's use.
- **Sen. Mike Lee Mobile Office** – U.S. Senator Mike Lee's staff will be available for the public to share concerns and comments and get help with Federal agencies on Friday, March 18 from 1:00 p.m. to 2:30 p.m. in the City Council Chambers.
- **Library Closure** – The Library will be closed on Monday, April 4th for inventory and maintenance.
- **Pony Express Rodeo Arena** – Upcoming events at the Pony Express Rodeo Arena can be found online at www.ponyexpressspecialevents.com. Events include the rodeo, demolition derby, and Endurocross.

7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

None.

8. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Gricius

Councilmember Gricius thanked everyone attending the meeting. She invited the Boy Scouts to make public comments. She said there was no way to express her appreciation for the soldiers’ and their families’ sacrifices.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone and reminded them of the Republican and Democratic Parties’ upcoming caucuses. He said, with the warmer weather, it’s important to engage in outdoor activities respectfully and safely.

Councilmember Reaves

Councilmember Reaves welcomed everyone to the meeting, especially the young people. He told them it’s never too early to get involved with their government. He invited them to join the Youth City Council when they turn 14. He was grateful for the City staff and Fire Department that were involved in welcoming the soldiers home. The flag represents the nation and the Constitution, which are the reasons the soldiers are fighting. He appreciated the residents of Eagle Mountain, who rally to serve each other.

Councilmember Bradley

Councilmember Bradley welcomed those attending the meeting. He thanked the Military and Veterans Advisory Board, the Unified Fire Authority and the Sheriff’s Office for helping with the welcome home procession for the soldiers today. He spoke to one of the firemen, who was impressed with the residents who came out to greet the soldiers. He encouraged everyone to go to their political party caucuses.

Councilmember Curtis

Councilmember Curtis thanked everyone for attending the meeting, especially the Boy Scouts. He invited the youth 14 and older to be part of the Youth City Council. At next week’s meeting they’ll be making stick horses for the stick horse rodeo, an event for terminally ill children. They’re also looking for people to sponsor the stick horses. He thanked the firefighters, police officers, City staff, boards and committees and all those who make the City a great place. He welcomed the soldiers home and urged residents to attend their party caucuses.

Mayor Pengra

Mayor Pengra thanked everyone for being at the meeting.

9. APPOINTMENTS

A. Parks and Recreation Advisory Board

- i. Melissa Clark
- ii. Cougar Hall

Mayor Pengra removed Mr. Hall's appointment from the agenda. He wanted to confirm Mr. Hall's interest in serving on the Board.

MOTION: *Councilmember Curtis moved to appoint Melissa Clark to the Parks and Recreation Advisory Board for a term of two years. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

City Recorder Fionnuala Kofoed administered the oath of office to Ms. Clark.

Mayor Pengra thanked Ms. Clark for her willingness to serve. He expressed appreciation for all those who volunteer to help their neighbors.

CONSENT AGENDA

10. MINUTES

A. March 1, 2016 – Regular City Council Meeting

MOTION: *Councilmember Bradley moved to approve the Consent Agenda. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

PUBLIC HEARING

11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Oak Hollow Master Development Plan.

This item was presented by Community Development Director Steve Mumford. The proposed amendment to the Oak Hollow Master Development Plan, previously known as Evans Ranch North, would replace all of the townhome units with single family dwellings, reducing the total number of units. A park with trail systems will be developed. Access to Pony Express Parkway has been removed. Bridleway Road will be modified slightly. The project is located directly north of Evans Ranch and south of Pony Express Parkway. This item was only for discussion and will be presented for approval at a later date, along with the Master Development Agreement and preliminary plat.

The project requires 3.03 acres of improved open space and 303 amenity points. The applicant is allowed to buy down some park acreage. The park has been designed with 1.03 acres. The buy down will provide funds for additional amenities or amenities in nearby parks. 2.89 acres of unimproved open space will be provided adjacent to the wash.

The Planning Commission reviewed the project and recommended some conditions regarding lighting, traffic, the trail, slope stability and the park.

The applicant proposed placing a wrought iron fence around the park, rather than removing a building lot.

Mayor Pengra opened the public hearing at 7:32 p.m. As there were no comments, he closed the hearing.

Councilmember Curtis asked if Bridleway Road will connect between Oak Hollow and SilverLake. Mr. Mumford said it would.

Councilmember Curtis was concerned about the visibility of the park.

Councilmember Gricius felt removing one lot would not adequately improve visibility.

Councilmember Bradley disliked the entire park plan. He disapproved of the buy down. He felt the community will need a larger park in a more accessible location.

Mayor Pengra invited Dylan Young of Fieldstone Homes to speak to the Council.

Mr. Young said the park was discussed at the Planning Commission meeting. He suggested the wrought iron fence to Mr. Mumford to obviate the need for removing a lot.

Because the park won't be built with the first phase of the development, Mayor Pengra was concerned that new residents wouldn't be told they would not be allowed to install privacy fencing on lots adjacent to the park.

Mr. Young said the original plan included the full park requirements. Discussions with staff and the DRC led to using the option of buying down the park requirement. It was suggested that the park be removed entirely, but the developers felt the community should have an HOA park. He agreed that visibility could be a problem and was willing to do what it took to avoid the problem, whether an open fence or a redesign.

Mr. Mumford said the original size of the park similar. More of the improved open space had been located along the wash. Staff recommended removing the improved open space along the wash. The park design was discussed, with one option being to remove the park because the nearest City park is within walking distance of the project.

Councilmember Bradley wanted the improved open space requirement to be part of the park, rather than near the wash.

Councilmember Bradley asked Mr. Young whether he would be willing to remove three lots and provide the full improved acreage requirement. Mr. Young stated he would rather remove one lot, reconfigure the park and buy down the rest of the acreage. The buy down money would go towards additional park space, either in Evans Ranch or on adjacent City property.

Mayor Pengra said the open space requirement is designed to keep communities from feeling crowded together. He wanted to know whether a buy down would fit into the density allowed in the master development agreement.

Mr. Young pointed out that the Municipal Code allows a buy down and allows the City Council to require a buy down in some circumstances. He asked the Council to keep in mind that the developers have removed all the townhomes. The townhomes would have increased the density substantially. The lot sizes and setbacks meet all City codes.

Councilmember Bradley responded that the townhomes would have increased the open space requirement.

Mayor Pengra asked Mr. Mumford to look at the Municipal Code to see if an improved space buy down was required to be spent on City parks, or if it could be used for park space within the development.

Councilmember Westmoreland suggested a third access point to the park. He asked how wide the buffer between the homes and the wash would be. Mr. Mumford stated it would be 50 feet wide. Councilmember Westmoreland asked if a pedestrian bridge over the wash had been considered. Mr. Mumford said it had, but would be very expensive.

Councilmember Gricius pointed out the buffer on the map showed it extending into lot 49. Mr. Mumford responded if the buffer extended into a lot, it would have to be modified according to the geotechnical report. Mr. Young said it would be corrected.

Mr. Mumford read the park fee-in-lieu section of the Municipal Code, which stated a fee-in-lieu (buy down) must be used on a park which would be used by the future residents of the development. This gives the option to use the funds on a park within the development or adjacent to it.

Mayor Pengra asked Mr. Young why Fieldstone placed the park in the location it did.

Mr. Young said Fieldstone had originally planned building lots there. They moved the park there to put it near the center of the development and make it more usable for the entire community. They realized visibility would be an issue.

Councilmember Bradley described how the park could be increased to 1.6 acres by removing seven lots.

Mr. Young referred to the density that was approved with the townhomes. He reiterated that the developers are willing to provide the full acreage, but it was recommended that they reduce the acreage and contribute the buy down funds to the existing park.

Mr. Cook suggested it might be helpful to calculate the density of the project if seven lots were removed.

Councilmember Gricius said, at the minimum, the park needed to be opened up.

Because this was a discussion item, no vote was taken.

12. MOTION – Consideration of Glenmar Ranches, Preliminary Plat.

This item was presented by Planning Director Steve Mumford. The proposed Glenmar Ranches preliminary plat consists of eleven single-family lots located at the north end of Lake Mountain Road. The original plan comprised 12 lots. One lot was removed and the other lots made larger. This placed the project into base density, which does not require improved open space. Each lot will be large enough for homeowners to provide their own activity space.

Councilmember Gricius asked how much trail would be paved. Mr. Mumford said the trail should be paved from Pony Express Parkway through the entire length of the project. The developer must provide pedestrian access from Pony Express Parkway, as well as vehicle access.

Councilmember Gricius asked what plans are in place for the open space between the development and the road. Mr. Mumford responded the open space is SITLA property, which is in the process of being planned. Once the land planning is done, the paved trail might have to be moved.

Councilmember Gricius felt the trail improvement from Pony Express Parkway to the development shouldn't be required if it might have to be torn out.

Mr. Mumford said staff discussed this with SITLA recently. SITLA was willing to give the City an easement, but that wouldn't prevent the road from being reconfigured. Discussion ensued on the road alignment.

Marianne Smith, the applicant, discussed where a logical connection point might be made.

Mr. Cook pointed out that the City has approval authority over the configuration SITLA requests.

Councilmember Gricius asked what the time table would be for completing the adjacent developments. Mayor Pengra said SITLA has a concept plan in progress, but the actual timeline is unknown.

Councilmember Gricius believed it was enough that the Smiths pave Lake Mountain Road to Pony Express Parkway. She didn't see a need for a paved trail outside of their development, since it would likely have to be torn out. The trail would dead-end and wouldn't connect to another trail.

Councilmember Curtis asked if, once development takes place on SITLA's land, the Glenmar development would be required to connect to the sewer system. Mayor Pengra said, due to the nature of "leap-frog" development, residents would need to install not only sewer connections, but a lift station, as well.

City Engineer Chris Trusty said the lots have such large frontages that it's likely they would never be that close to a sewer line. He didn't know if the City has ever defined what 300 feet meant, whether it was to the closest point of the subdivision or some other measurement.

Mr. Mumford said the Municipal Code requires a note on the subdivision plat that homes must be connected once a sewer line is within 300 feet of the building.

MOTION: *Councilmember Gricius moved to approve the Glenmar Ranches preliminary plat, with the condition that the developer be required to pave the trail only for the length of the development, but pave the road all the way to Pony Express Parkway. Councilmember Reaves seconded the motion. Those voting aye: Adam Bradley, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. Those voting no: Colby Curtis. The motion passed with a vote of 4:1.*

13. MOTION – Consideration of Trailhead Townhomes, Amended Final Plat.

This item was presented by Planning Director Steve Mumford. The project was recorded in June 2008 but went through foreclosure and was never completed. The proposed amendment to the

Trailhead Townhomes plat would remove the pool and clubhouse requirement, but include other park requirements. Analysis of the 65 unit development showed that the projected homeowner's association fees for the clubhouse and pool would be extremely high. Some other changes to the approved plan have been made, as well.

Councilmember Curtis asked why driveways would be approved which are much shorter than the required 22 feet. Mr. Mumford responded that the shorter driveways meant more visitor parking would be required. On-street parking would be restricted to one side of the street.

Councilmember Bradley asked if the Code requires a certain number of parking stalls because of the shorter driveways. Mr. Mumford said the driveways didn't affect the parking, because short driveways aren't normally allowed. However, this development is in a unique situation because of the need to resolve the problems created by the failure of the previously approved development.

Councilmember Gricius asked how many parking stalls would be built with the development. Mr. Mumford said each unit needed two parking stalls, of which one had to be in an enclosed garage. One visitor parking space per every three units was also required. The plan being proposed meets the requirement.

MOTION: *Councilmember Bradley moved to approve the Trailhead Townhomes amended final plat. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

14. AGREEMENT – Consideration of an Agreement for Professional Services between Eagle Mountain City, Utah, and NetWize, Inc., for IT Services.

This item was presented by Economic Development Director/Sr. Project Manager Ikani Taumoepeau. IT support was provided to the City by Canon from 2009 to 2013, when it was purchased by NetWize. NetWize has provided IT support to Eagle Mountain City since then.

The City recently advertised a request for proposals, as the agreement with NetWize expired. Two responses were received and, upon evaluation of the proposals, staff recommended that the City continue to contract with NetWize for IT services.

The representative working with the City for IT services since 2009 is a Tier 3 Senior Systems Engineer. He's a valuable asset to the City, who understands the City's IT infrastructure and operations. While the NetWize bid wasn't the lowest, it doesn't raise the price the City is paying.

Councilmember Curtis asked what services NetWize provides. Mr. Taumoepeau said the agreement calls for 40 hours of service per month. The engineer is on-site Monday, Wednesday and Friday from 1:00 – 4:00 p.m. Outside of those hours, City employees can contact the help desk.

Councilmember Curtis asked if that's the most productive schedule, given that many employees are off on Mondays and Fridays.

Mayor Pengra pointed out that many of the technical functions provided by NetWize, such as servicing the system, are easier to accomplish when the office is less populated.

MOTION: *Councilmember Curtis moved to approve an agreement for professional services with NetWize, Inc., for IT services and authorize the Mayor to sign the agreement. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

15. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Gricius

No comment.

Councilmember Westmoreland

No comment.

Councilmember Reaves

No comment.

Councilmember Bradley

Councilmember Bradley said the Economic Development Board will most likely meet on Thursday. They haven't set up the meeting yet, but that's the usual meeting date.

Councilmember Curtis

No comment.

Mayor Pengra

Mayor Pengra reopened a discussion of the funding for the improvements to Wride Park. \$5M includes the completion of the roads, trails and other projects approved by the City Council. The plan is flexible, in order to accommodate direction from the Council. However, working out every detail for Council approval would require enough staff time that it would prevent completion of the work planned for this year.

He asked Assistant City Administrator/Finance Director Paul Jerome to explain the park improvement budget. The park projects, preliminarily approved under General Fund Capital Projects, total \$2M. That amount is available through impact fees, General Fund balance, an SID bond closeout and an SID bond rebate. This leaves a General Fund reserve of 25%, which is the maximum allowed by law.

Mayor Pengra noted that the park projects are being funded as much as possible by park and transportation impact fees and General Fund balance. Some of the costs will have to be covered by utility sale proceeds. There will also be \$1.8M contributed by Ivory Homes under their development agreement with SITLA.

He asked the Council to let him know, if they're not comfortable with this park plan, what they would prefer to use the funds for. City staff is working hard to use the money to benefit the residents of the City. They would like to have the plans finalized and the work done, beginning this year.

Councilmember Reaves wanted to know when the City would receive the \$1.8M. Mayor Pengra said the agreement between SITLA and Ivory Homes hasn't been finalized yet, but he was

confident that the \$1.8M would come to the City in the next three years. It will come as reimbursements for City expenditures.

Councilmember Reaves said he would approve the plans as approved, as long as the money is clearly programmed and the work is phased.

Councilmember Curtis stated that he wanted progress to be made on other unfinished park projects. Mayor Pengra reminded him that there is \$1M set aside for matching funds for HOA park improvements. Wride Park is a regional park, which is the City's responsibility.

Councilmember Curtis asked about road failures that need to be addressed. Mayor Pengra responded that Pony Express Parkway is in the process of being approved for MAG funding to be widened from Porter's Crossing to Saratoga Springs. The City is also collecting transportation impact fees to be used in that area.

Councilmember Curtis felt some of the park projects are frivolous, such as the recreation center.

Councilmember Bradley pointed out that the recreation center is not included in the funded projects.

Councilmember Curtis didn't feel Wride Park needs to be so large, especially being located in an empty area of the City. Mayor Pengra asked him to look at the park as it will be in the future. Developments are going in quickly. In the future, Wride Park will be a central location in the City. No other city has the opportunity to pay cash for a regional park, completely without bonding. There is other money available for transportation projects and they are in progress.

Councilmember Bradley wanted to know how long it would take to complete the improvements to be built with these funds, and if the City would be able to afford to maintain them.

Mayor Pengra said the projects can be built in two years.

Parks and Recreation Director Brad Hickman stated the projects have been designed to minimize maintenance. Each acre of turf will cost about \$2,000 per year to maintain. The maintenance contract will increase somewhat, but it won't require hiring additional staff.

Councilmember Bradley recommended taking advantage of the brief opportunity the City has to build this park now. It will be an asset to the City in the future. It will give the residents the return on investment that they deserve.

Councilmember Curtis felt the Council should have had more time to consider the plan presented this evening before being asked to approve it.

Mayor Pengra stated he wished there was more time to consider alternatives, but extensive planning has been done over a long time. This plan intentionally includes a great deal of flexibility and spreads the improvements over a lot of ground. A decision needs to be made so building can begin this year.

Councilmember Gricius liked the plan, although she agreed that she would have liked more time to review the numbers. She saw higher maintenance costs than what have been discussed.

Mayor Pengra pointed out these costs included a maintenance facility. Design professionals worked with City staff and information gathered from City residents helped to make a scalable plan.

Councilmember Westmoreland said he's seen several park designs over the last two years. Each one had problems. This is by far the best design he's seen.

Mayor Pengra stated this was not an agenda item for this meeting. More information will be brought before the Council in the near future. In the meantime, he invited the Council to share their thoughts with him individually.

16. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

None.

17. COMMUNICATION ITEMS
- A. Upcoming Agenda Items
 - B. Financial Report

18. ADJOURNMENT

MOTION: *Councilmember Bradley moved to adjourn the meeting at 9:43 p.m. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*